



FOR LEASE

Franklin Tech Park 2

Interstate 65 & State Road 44
Franklin, IN 46131

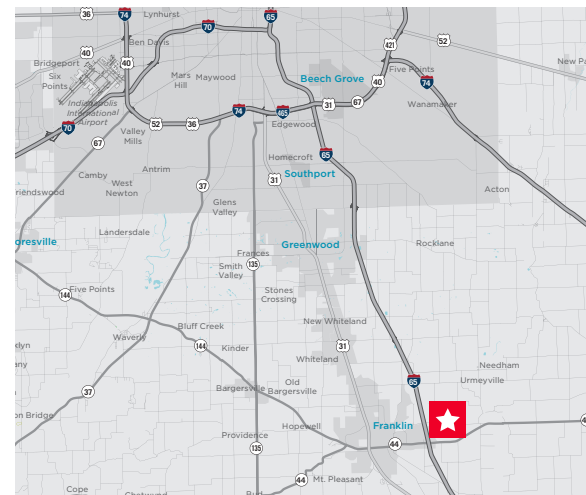
UP TO 519,376 SF



FUTURE SPECULATIVE CONSTRUCTION OR BUILD-TO-SUIT

- Up to 519,376 square feet
- 36' clear
- Cross-dock facility
- 10-year real estate tax abatement program
- Immediate access to I-65 interchange, excellent visibility
- Excellent labor pool
- Strategically located between UPS Worldport (Louisville Int'l. Airport) and FedEx hub (Indianapolis Int'l. Airport)

Developed by:



Leased by:

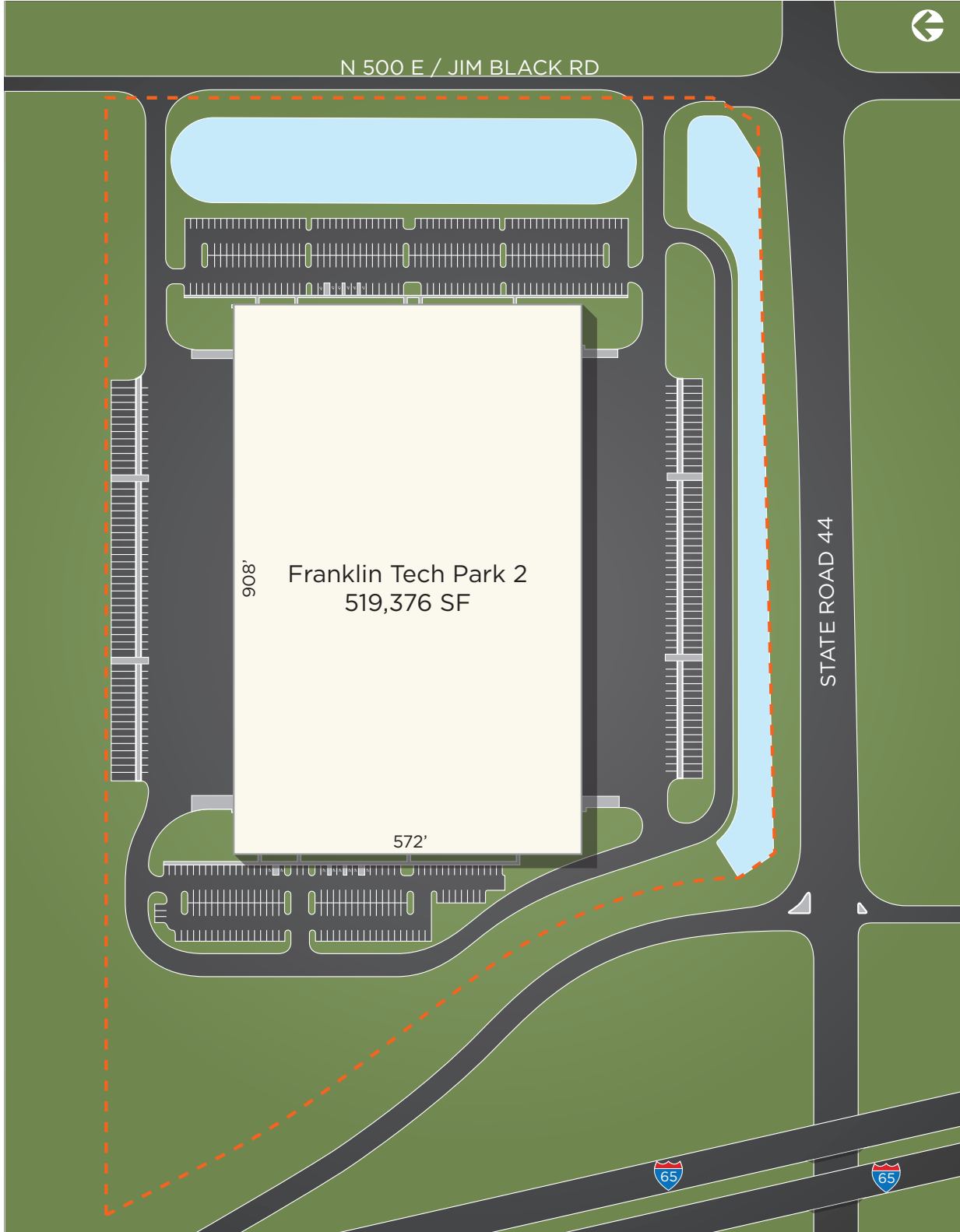


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Site Plan



Aerial



Property Specifications per Conceptual Site Plan

Total SF	Up to 519,376 SF 572' depth design	Truck Court	140' with 60' concrete apron	Office	To suit tenant needs
Site Area	37.62 acres	Construction	10" insulated concrete walls to meet with new energy code	Heating	Gas-fired make up air units designed to maintain an inside temperature of 60° with an outside temperature of 0°
Ceiling Height	36'	Trailer Parking	106± potential trailer spaces	Interior Lighting	LED high efficiency fixtures with motion sensors
Column Space	50' x 54'	Roof	TPO roof with an R value of 20	Other	10-year real estate tax abatement program
Dock Bay Spacing	70'	Floor	7' unreinforced 4,000 psi 700 psi flexural psi concrete		
Exterior Dock	48 dock positions (9' x 10') expandable	Sprinkler	ESFR sprinkler system		
Drive-ins	4 doors (12' x 14')				
Car Parking	402± car parking spaces				

**UP TO 519,376 SF SPECULATIVE
CONSTRUCTION OR BTS**



Franklin / Johnson County, Indiana

LOCATION: Less than 25 miles from downtown Indianapolis and 35 miles from the Indianapolis International Airport. A distribution company can ship to Louisville in 90 minutes or to Chicago in 3 hours.

BUSINESS CLIMATE: Johnson County and the State of Indiana offer a nationally recognized pro-business climate. Between 2006 and 2018, more than 60 companies have relocated to Johnson County while an additional 57 companies chose to remain in the county and expand their business.

REGIONAL PROFILE: Johnson County is part of the Central Indiana region that includes Indianapolis, the nation's 13th largest city. Franklin is part of a metropolitan area that is a vibrant place for living, visiting and doing business.

WORKFORCE: Johnson County has access to a large recruitment area and many resources to assist employers in attracting and maintaining great team members.

INFRASTRUCTURE: Franklin, Indiana offers excellent transportation systems, plentiful power, water and the latest communication technology systems.

Source: Johnson County Development Corporation

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